

140.0

0003

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

885,900 / 885,900

USE VALUE:

885,900 / 885,900

ASSESSED:

885,900 / 885,900



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
34-36		NEWPORT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ADAMS THOMAS A JR & TAESEON J/	
Owner 2: TRUSTEES TTADAM5 REVOCABLE TR	
Owner 3:	

Street 1: 34 NEWPORT STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: ADAMS THOMAS A /TAESEON -
Owner 2: -
Street 1: 34 NEWPORT STREET
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 5,515 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2184 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R2 TWO FAMIL 100 water
o Sewer
n Electri
Census: Exempt 3 22
Flood Haz:
D Topo 3 Below Stree
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes
Code Fact PriceUnits Type Factor Value Price Adj Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code

104	Two Family	5515	Sq. Ft.	Site	0	80.	1.06	9									468,360				468,400
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Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5515.000	413,700	3,800	468,400	885,900		90092
Total Card	0.127	413,700	3,800	468,400	885,900	Entered Lot Size	GIS Ref
Total Parcel	0.127	413,700	3,800	468,400	885,900	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	405.63	/Parcel: 405.6	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT								Parcel ID	140.0-0003-0013.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	413,800	3800	5,515.	468,400	886,000	886,000	Year End Roll	12/18/2019
2019	104	FV	320,700	3800	5,515.	439,100	763,600	763,600	Year End Roll	1/3/2019
2018	104	FV	322,500	3800	5,515.	363,000	689,300	689,300	Year End Roll	12/20/2017
2017	104	FV	302,100	3800	5,515.	333,700	639,600	639,600	Year End Roll	1/3/2017
2016	104	FV	302,100	3800	5,515.	304,400	610,300	610,300	Year End	1/4/2016
2015	104	FV	268,600	3800	5,515.	298,600	571,000	571,000	Year End Roll	12/11/2014
2014	104	FV	268,600	3800	5,515.	277,500	549,900	549,900	Year End Roll	12/16/2013
2013	104	FV	279,700	3800	5,515.	264,000	547,500	547,500		12/13/2012

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			10832	
ADAMS THOMAS A	64610-51		12/4/2014	Convenience		1	No	No	09/09/19: Name was spelled incorrectly as Tae				
ADAMS THOMAS A	32727-159		4/24/2001	Family		1	No	No					
	15867-175		11/1/1984		159,000	No	No	Y					

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
6/8/2020	516	Add Bath	16,502	C					1/12/2018	Inspected	HS	Hanne S		
6/8/2020	517	Add Bath	16,502	C					12/15/2017	MEAS&NOTICE	HS	Hanne S		
3/26/1998	149	Alterati	2,500	C				REPAIRS INSIDE/OUT	11/22/2008	Meas/Inspect	201	PATRIOT		
9/16/1994	480	Porch	5,000	C				REPLACE PORCH	11/15/2008	Measured	336	PATRIOT		
12/7/1993	610	Porch	1,500	C				REPLACE PORCHES	1/1/1982		KM			

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average			CHECK APT FOR REPAIRS 7/01.											
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:														
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 3 - Aluminum				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 2											
Color: gray				A Kits: 1	Rating: Fair			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Fpl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average								Lvl 2											
Year Blt: 1925	Eff Yr Blt:							Lvl 1											
Alt LUC:	Alt %:							Lower											
Jurisdct:	Fact: .							Totals RMS: 10 BRs: 4 Baths: 2 HB											
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	Phys Cond: AV - Average	31.	%	Functional:				Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Economic:				Interior:	2	5	2								
Sec Int Wall:		%		Special:				Additions:											
Partition: T - Typical				Override:				Kitchen:											
Prim Floors: 3 - Hardwood				Total:	31	%		Baths:											
Sec Floors:		%						Plumbing:											
Bsmnt Flr: 12 - Concrete								Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:											
Electric: 3 - Typical								Total:	2	10	4								
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 5 - Steam																			
# Heat Sys: 2																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 140.0-0003-0013.0										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	18X19	A	FR	1925		22.31	T	50	104			3,800		3,800	
More: N				Total Yard Items: 3,800				Total Special Features:				Total: 3,800				AssessPro Patriot Properties, Inc			